



To: All IHFA Partners
From: IHFA Community Development Department
Date: February 18, 2004
Re: **Comments on Supplemental HOPWA Funding**

Notice: FSP-04-05

The Indiana Housing Finance Authority (IHFA) is requesting your comments regarding the allocation of \$1,134,586.19 in additional Housing Opportunities for Persons with AIDS (HOPWA) funding that has been released to the State by the U.S. Department of Housing and Urban Development (HUD).

We are particularly interested in hearing comments regarding the types of activities or programs that should be funded by this allocation of HOPWA funds. This allocation is in addition to our FY2004 HOPWA allocation.

HOPWA funds can be used for the following eligible activities:

Acquisition, Rehabilitation, Conversion

- Acquire a property to be used to provide housing and services in a community residence for eligible beneficiaries;
- Rehabilitation of facilities to provide housing and services in a community residence for eligible beneficiaries;
- Conversion, lease, and repair of facilities to provide housing and services in a community residence for eligible beneficiaries.

Housing Information

- Counseling, information and referral services to assist an eligible person to locate, acquire, finance and maintain housing;
- Salary for housing counselor;
- Costs of producing informational materials to educate clients on available housing opportunities.

Resource Identification

- Conducting preliminary research and making expenditures necessary to determine the feasibility of specific housing related initiatives;
- Needs assessments;
- Site identification work;
- Feasibility studies;
- HUD approved conferences and trainings.

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Rental Assistance

- Ongoing monthly tenant-based rental assistance provided to an eligible household;
- Project-based rental assistance provided to a unit where eligible beneficiaries will reside;
- Security deposits;
- Utility hook-up fees (gas, electric, water);
- Clients can not maintain any ownership interest in the unit receiving assistance;
- Clients must have executed leases covering the term of assistance;
- Client's name(s) must be on the lease (unless under the age of 18);
- Cost of conducting housing quality standards inspection.

Short-term Rent, Mortgage and Utility Assistance

- Short-term rent, mortgage and/or utility payment to prevent the homelessness of the tenant or mortgagor of a dwelling;
- Clients must present a copy of their delinquent lease, mortgage and/or utility bill in order to receive assistance;
- The client's name must appear on the lease, mortgage and/or utility bill (unless under the age of 18) or otherwise demonstrate financial responsibility for the delinquent payment;
- Assistance is limited to 5 months out of an award term.

Supportive Services

- Food and nutrition provision for eligible clients via food banks or grocery store certificates;
- Transportation assistance offered through mileage reimbursement, gas cards, bus tokens, cab vouchers;
- Transportation assistance can only be provided to assist clients traveling to the doctor, school and/or employment;
- Staff time working with clients in gaining access to mainstream resources (Medicaid, Food Stamps, SSI, etc.);
- Provision of mental health and substance abuse services necessary to keep clients successfully housed.

Operating Costs

- Operating costs for dedicated HIV/AIDS housing units;
- Insurance;
- Utilities;
- Furnishings/equipment;
- Maintenance;
- Security.

Technical Assistance

- Any pre-development or pre-construction expense related to establishing and operating a community residence;
- Housing planner;
- Feasibility study;
- HUD approved conferences and trainings.



Administration

- Postage;
- Telephone;
- Internet;
- Copying.

Eligible Beneficiaries of HOPWA assistance:

- A person with acquired immunodeficiency syndrome (AIDS) or related diseases who is a low income individual as defined in 24 CFR Part 574.3, and the person's family;
- Beneficiaries must provide documentation of HIV/AIDS and low-income status prior to receiving HOPWA assistance;
- Beneficiaries must reside in Indiana;
- Services must be provided in Indiana.

A person with AIDS or related diseases or a family member regardless of income is eligible to receive housing information services.

Household income cannot exceed 80% of the area median family income (adjusted for household size) for the county of residence. Section 8 definitions of household income apply.

Persons who benefit from HOPWA assistance must be engaged in care coordination or case management services. HOPWA award recipients are required to demonstrate participation in care coordination or case management for all clients receiving assistance.

Please submit written, facsimile or email comments to the attention of Lisa Coffman, lcoffman@ihfa.state.in.us on or before *March 10, 2004*.

